

# February 5

## Special Meeting #1

**Present:** First Selectman Mark E. Lyon, Selectmen Richard O. Carey and Anthony J. Bedini. Buildings and Property Commissioners Mark Showalter, Nicholas N. Solley and Vincent Belanger. Washington Supply Company representatives Bob Whelan and Don Lindquist. Woodco Managing Member Sean Woodward and Sue O'Donnell.

### Call to Order:

First Selectman Mark Lyon called the meeting to order at 8:37 p.m.

### Discussion regarding windows in the Main Hall:

The purpose of this morning's meeting was to finalize details with Washington Supply Company and Sean Woodward to replace the windows in the Main Hall of Bryan Memorial Town Hall.

Don Lindquist of Washington Supply thanked the Selectmen for awarding the bid for replacement of the windows to them – delighted the job will be supporting local businesses. He then reviewed the package distributed to those present which included the Supply's proposal, the specifications from the window manufacturing company, Woodco's proposal for installation, specifications for primer and paint, architectural drawings showing details of the job, sashes, pulleys etc; Honduran mahogany will be used to construct the windows.

Don predicts that once the order is placed, production will take approximately 8-9 weeks. Sean Woodward estimated installation would take approximately 3 weeks. Installation will be done from inside the Hall with ladders and scaffolding. If screens are to be installed, they will be done from the outside of the building and no special equipment should be needed.

There was discussion as to the warranty for the window "lights". Originally it was to be 10 years. This would become important if there were to be "seal failures" causing condensation in the compressed glass. There was also some question as to whether or not the proposal would include screens. Don will check on both of these points.

Bob Whelan will do up for the "formal proposal" for sign off by the Selectmen.

### Discussion regarding reconstruction in the downstairs area of Town Hall:

Tony Bedini explained that Hugh Schweitzer of CHK Architects has sent plans for the work that will need to be done in the lower level of the Town Hall – boiler room, storage areas, meeting room, exits, etc. – that should arrive today. Once these are reviewed, Tony suggested the project be put out to bid.

### Motion:

Once the plans are reviewed and acceptable to the Board of Selectmen and the Buildings & Property Commission, to hire CHK Architects to prepare specifications for the bid package for the

reconstruction in the lower level of the Town Hall for \$540.00.  
By Tony Bedini, seconded by Mark Showalter and unanimously approved.

Tony also explained that there appears to be blockages in the floor drains in the boiler room. This could be a problem should there be a leak in the system, or if water came into the boiler room. He has found a company that can use cameras to determine where blockages may be.

**Motion:**

To approve an expenditure of up to \$400.00 from annual repairs for the hiring of a company to do a camera study of the drainage system at the bottom of the handicapped ramp and in the boiler room.

By Mark Showalter, seconded by Vincent Belanger and unanimously approved.

### **Adjournment:**

**Motion:**

To adjourn the meeting at 9:10a.m. as there was no further business for discussion.

By Vincent Belanger, seconded by Dick Carey and unanimously approved.

### **Post Script to Meeting:**

Don Lindquist of Washington Supply Company has clarified the following points from this morning's meeting:

- \* warranty on the glass is 10 years.
- \* warranty on the window sash itself (construction, joinery, etc) is 5 years.
- \* Warranty on paint finish is 15 years.
- \* Screens are included by Custom Wood Reproductions.

### **Special Meeting #2**

**Present:** First Selectman Mark E. Lyon, Selectmen Richard O. Carey and Anthony J. Bedini.  
Buildings and Property Commissioner Nicholas N. Solley.  
Insurance Adjuster Jeffrey Hamm.

### **Call to Order:**

First Selectman Mark Lyon called the meeting to order at 2:30 p.m.

### **Discussion re: insurance settlements for Town Hall (propane explosion) and Town Garage (fire).**

#### Town Hall:

Jeff Hamm, Adjuster for MUNICOM Claim Services who works for the Town's Insurance Company, CIRMA, presented the Selectmen with an estimate prepared by Brian Molloy of JP McGuire – the company that was sent in following the explosion to assess damage, demolish and cleaning. The total estimate – including work that has been done to date, for repairs or replacement in kind is

\$376,500. Several items in the estimate were reviewed and discussed: 1) Replacing of the windows in the Main Hall: The estimate from JP McGuire is \$75,000. The Selectmen explained to Mr. Hamm that the Town had just awarded the bid to Washington Supply for \$130,434. Three other bids were received ranging from \$124,000 to \$165,000 (the lowest did not meet all the specifications in the bid package). It was further explained that since the windows needed to be replaced as opposed to repaired, there are now building codes that need to be met. 2) Carpeting and acoustical treatments: the estimate refers to replacing in the bowling alley. The Selectmen explained that this should also include the pool table area as well as the conference room. 3) Stage: The selectmen do not feel the figure of \$28,500 includes all components whether the stage is replaced or not. 4) Plumbing: The Selectmen asked for a breakdown of the figure given as more work needed to be done than originally thought – i.e. cracks and leaks that did not show up until the new system was installed and running, etc.

Mr. Hamm will speak further with Mr. Molloy of JP McGuire and review figures. The Selectmen will prepare a package for Mr. Hamm on the window replacement.

#### Town Garage:

The Selectmen have received an estimate from Lenard Engineering of \$213,000 to reconstruct the foundation of the garage that burned. PDS has estimated that to construct a new steel building, including a lift, would cost \$403,000. There was further discussion as to the equipment, and personal property that needed to be replaced. Mark Lyon will email breakdown of the bills that have been paid to date to Mr. Hamm who offered to authorize another advance from CIRMA.

#### **Adjournment:**

Motion:

To adjourn the meeting at 3:40 p.m. as there was no further business for discussion.  
By Tony Bedini, seconded by Mark Lyon and unanimously approved.

Respectfully submitted:  
Mary Anne Greene  
Selectmen's Secretary